

**10/107 Bluegum Road, Beechboro, WA 6063**



**Sold House**

Monday, 15 January 2024

10/107 Bluegum Road, Beechboro, WA 6063

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nigel Ross  
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Lahiru Mudunkotuwa  
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**\$465,000**

The perfect pad for first-home buyers, down-sizers and even astute investors seeking their next rental property, this low-maintenance 3 bedroom 2 bathroom villa encourages stylish lock-up-and-leave living and is also pet-friendly, making it even more appealing than most other residences of this type. Split-system air-conditioning graces the open-plan living, dining and kitchen area, where most of your casual time will be spent. The kitchen itself is nice and contemporary, playing host to double sinks, a storage pantry, an extra-large fridge recess, tiled splashbacks, a microwave nook and excellent stainless-steel range-hood, gas-cooktop and oven appliances. Outdoor access to the rear (from the living area) reveals a private - and paved - entertaining courtyard. Back inside, the huge master suite is the obvious pick of the bedrooms with its built-in side-by-side "his and hers" double wardrobes, direct courtyard access and intimate ensuite bathroom - shower, vanity, toilet and all. The second bathroom has its own shower, toilet and vanity for washing up, servicing the minor sleeping quarters in the process. Nestled at the back of the complex, this impressive abode lies just footsteps away from splendid Bluegum Park around the corner, as well as the Bluegum Community Centre that is only metres from your front doorstep. West Beechboro Primary School and the local café and liquor store are within arm's reach too, as are the Beechboro, Beechboro Central and Altone Park Shopping Centres, the heart of our picturesque Swan Valley, spectacular Whiteman Park, the Galleria Shopping Centre and the old Guildford town centre. The new bus depot and future Noranda Train Station on Benara Road form part of the Bayswater-Ellenbrook link and will sit within easy walking distance once they are up and running, whilst the likes of Kiara College, the Swan Active Beechboro leisure centre and even the Altone Park Golf Course are all no less than a stone's throw away, as well. Now, this is what you call convenient! Contact Nigel Ross to find out more today and to register your interest immediately! Features include:

- Timber-look floors to the open-plan living/dining/kitchen area and bedrooms
- Entertaining courtyard
- Split-system air-conditioning
- Solar-power panels
- Skirting boards
- Security doors
- Easy-care gardens
- Double lock-up garage
- Strata Fees - \$311.25/per quarter
- Pet-friendly complex